

**REGULAR MEETING
OF
THE BOARD OF COMMISSIONERS**

**Sheridan & Leland Senior Apartments
4645 North Sheridan, Chicago, Illinois**

**Tuesday, October 19, 2004
8:30 a.m.**

AGENDA

- I. Centering Thoughts - *Commissioner Harris***
- II. Report from Chief Executive Officer - Terry Peterson**
- III. Public Participation**
- IV. Closed Executive Session**
- V. Committee Reports and Presentation of Resolutions**
- VI. Adjournment**

Executive Session

Discussion

1. Pending/Imminent/Probable Litigation. (*Gail Niemann*)

Resolutions

1. A. #125 Approval of Personnel Action Reports for the month of September 2004.
(*Tish Mercer*)
2. A. #126 Recommendation to renew Chairpersons stipend. (*Gail Niemann*)

**A Tenant Services Committee
*Committee Report***

1. A. #127 Recommendation to accept a Grant Award from the Illinois Department of Public Health and enter into a Sub-Agreement with the American Red Cross of Greater Chicago and the South Side Help Center to offer outreach, prevention education and testing for HIV/AIDS for CHA Residents. (*Kristie Hamer*)
2. **THIS NUMBER NOT USED**
3. A. #128 Recommendation to approve Form of Lease and Resident Selection Plan for the new Rockwell Gardens Development (All Future Phases) and to amend the CHA Admission and Continued Occupancy Policy to incorporate such documents as an Addendum thereto. (*Kellye Keyes*)
4. A. #129 Recommendation to approve the recommendation of the Regional Housing Initiative (RHI) to allocate Project-Based Vouchers to Argyle and Sheridan Apartments in accordance with the RHI Program and recommendation to take all actions and execute all documents with respect thereto. (*Kellye Keyes*)

B **Joint Finance & Audit and Operations & Facilities Committee**
Committee Report

1. **A. #130** Recommendation to approve Revised 2004 Comprehensive Budget – Revision #3. *(Marvin Walton)*
2. **A. #131** Recommendation to approve submission of FY2005 Performance Funding System Calculation to HUD and recommendation to approve the FY2005 Performance Funding System Calculation. *(Michael Moore)*
3. **A. #132** Recommendation to exercise option to extend contract with KPMG, LLP, not-to-exceed \$1,000,000, for Internal Auditing Services. *(Tangella Maddox)*
4. **A. #133** Recommendation to approve submittal of FY2005 Annual Moving To Work Plan, Year 6. *(Kellye Keyes)*
5. **A. #134** Recommendation to award contracts for the CHA’s Employee Health Benefit Plan. Recommended Awardees: CIGNA Healthcare (medical) not-to-exceed \$3,900,000; First Commonwealth (dental) not-to-exceed \$250,000; Davis Vision (vision) not-to-exceed \$43,000 and UnumProvident not-to-exceed \$360,000. *(Tish Mercer)*
6. **A. #135** Recommendation to award contracts to provide the CHA/Charles A. Hayes Family Investment Center with Technology Related Training and Job Preparedness Services. Recommended Awardees: Neighborhood Technology Resource Center and their partner, New Horizons Computer Learning Center, not to exceed \$2,030,161.00. *(Adrianne Bitoy Jackson)*
7. **A. #136** Recommendation to approve various actions necessary to proceed with Hilliard Phase2 redevelopment, including issuance of tax-exempt notes, a CHA Capital loan, amendment to Phase 2 ground lease, sale of Phase 2 buildings, provision of partial seller financing, submission of a revised proposal and application to HUD, and execution, delivery and performance of documents in connection therewith. *(Carl Byrd)*
8. **A. #137** Recommendation to approve entering into a Housing Assistance Payments Contract with South Park Plaza to provide 34 Project-Based Vouchers. *(Carl Byrd)*

9. **A. #138** Recommendation to enter into a Pre-Development Loan Agreement with Oakwood Boulevard Associates for Madden/Wells Phase 1B. (*Carl Byrd*)
10. **A. #139** Recommendation to submit an Acquisition Package to HUD and enter into Purchase Agreements for the Redevelopment known as River Village North for Cabrini Extension North Replacement Housing units and to execute other documents as necessary to implement the foregoing.
 (*Carl Byrd*)
11. **A. #140** Recommendation to enter into a contract, not-to-exceed \$3,221,118, with East Lake/West End, LLC and/or East Lake/West End I-B, L.P. for Environmental Remediation activities at the Rockwell Gardens Phase I-B Rental Development Site.
 (*Carl Byrd*)
12. **A. #141** Recommendation to amend contract with MEC/SMLA Joint Venture, in the amount of \$509,678.50, for the provision of Prime Design Consultant Services at Wentworth Gardens. (*Augie Chidichimo*)
13. **A. #142** Recommendation to award contract for the Family Housing modernization at Wentworth Gardens. Recommended Awardee: G. F. Structure, in the amount of \$18,150,773. (*Augie Chidichimo*)

Last Resolution # used-142